CITY OF REGINA

BUILDINGS AND PROPERTIES DEPARTMENT

REPORT FOR THE MONTH OF DECEMBER 1983
and SUMMARY FOR THE YEAR 1983

TO: CITY MANAGER

BUILDING PERMITS

The 1983 building permit value of $176,081,000 was an increase from the 1982 value of $153,465,000 by nearly $23,000,000.

The major increase in construction activity was in the fields of single family construction, institutional and governmental construction, with a total of approximately $101,333,000 for 1983 as compared with $89,390,000 for 1982, making a difference of nearly $12,000,000.

The major decrease in construction activity was in the commercial field, with a total of approximately $6,192,000 as compared with $25,088,000 for 1982, being a difference of almost $19,000,000.

The number of residential properties sold by the City during 1983 was 12. This compares to 19 sold in 1982. Sales revenue in 1983 from the sale of residential property was approximately $171,100.

The value of commercial and industrial properties sold in 1983 totalled $266,892. In 1982 the value of commercial and industrial properties sold totalled $177,235 for a difference of $89,657.

The approximate $890,960 collected in building permit fees in 1983 compares with $799,000 collected in 1982.

We show below, in tabular form, residential permits issued for the past five years - 1979 to 1983 inclusive, giving the average for the years 1979 to 1982 in order to compare the 1983 figure.

	UNITS				AVERAGE	
	1979	1980	1981	1982	79-82	1983
Single Family Units	1100	627	984	640	838	1185
Semi-Detached Units	16	4	26	6	13	8
Apartment Building Units	620	739	179	392	358	185
Duplex Units	0	0	0	4	1	28
Multi-Attached Units	98	12	171	266	137	506
Condominium Units	140	28	18	210	99	111
	1974	1410	1378	1518	1446	2023

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BUILDING PERMITS ISSUED DURING THE MONTH OF DECEMBER

TYPE	PERM.	1983 VALUE	UNITS	PERM.	1982 VALUE	UNITS
S.F. Dwelling Construction	20	1,123,000	20	56	2,426,000	56
Duplex Construction	12	783,000	24			
Semi-Detached Construction	1	84,000	2			
Multi-Attached Construction				2	911,726	24
Apartment Construction						
Condominium Construction				1	95,000	(Foundation only
Subtotal	33	1,990,000	46	59	3,432,726	80
S.F. Dwelling Alterations	82	314,927		80	214,170	
Duplex Alterations						
Semi-Detached Alterations						
Multi-Attached Alterations						
Apartment Alterations	7	66,000				
Condominium Alterations						
Subtotal	122	2,370,927	46	139	3,646,896	80
Hotel Construction						
Hotel Alterations	1	50,000		2	27,000	
Commercial Construction				3	3,340,000	
Commercial Alterations	18	292,000		18	548,400	
Industrial Construction	1	85,098				
Industrial Alterations	4	65,000		4	136,500	
Institutional Construction	1	1,625,000				
Institutional Alterations	8	432,300		3	252,346	
Federal Construction						
Federal Alterations						
Provincial Construction						
Provincial Alterations						
Municipal Construction						
Municipal Alterations						
Sherwood Mun. Construction	1	30,800				
Sherwood Mun. Alterations						
Recreational Construction				4	36,900	
Recreational Alterations						
Accessory Buildings	5	21,600		4	13,800	
Removals	1	1 unit		1	0 units	
Demolitions	8	5 units		9	7 units	
TOTALS	170	$4,972,725	46	187	$8,901,842	80

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BUILDING PERMITS ISSUED FROM JANUARY 1 TO DECEMBER 31

TYPE	PERM.	1983 VALUE	UNITS	PERM.	1982 VALUE	UNITS
S.F. Dwelling Construction	1185	62,260,252	1185	640	30,576,657	640
Duplex Construction	14	908,000	28	2	112,000	4
Semi-Detached Construction	4	308,000	8	3	226,000	6
Multi-Attached Construction	14	19,774,601	506	15	9,046,209	266
Apartment Construction	6	6,966,347	185	4	23,196,000	392
Condominium Construction	4	4,020,180	111	4	5,529,000	210
Subtotal	1227	94,237,380	2023	668	68,665,866	1518
S.F. Dwelling Alterations	1176	5,143,127		1094	4,067,825	
Duplex Alterations	3	25,200		3	20,545	
Semi-Detached Alterations				2	10,485	
Multi-Attached Alterations						
Apartment Alterations	13	98,400		11	116,000	
Condominium Alterations	2	6,000		3	97,800	
Subtotal	2421	99,510,107	2023	1781	72,988,521	1518
Hotel Construction						
Hotel Alterations	8	262,000		11	1,297,000	
Commercial Construction	28	6,181,600		33	25,088,477	
Commercial Alterations	295	13,516,290		234	9,936,514	
Industrial Construction	14	1,683,598		21	3,620,270	
Industrial Alterations	32	764,192		40	2,449,538	
Institutional Construction	5	4,010,500		4	2,511,299	
Institutional Alterations	52	18,341,748		47	7,873,427	
Federal Construction	2	200,885		2	15,384,000	
Federal Alterations	7	16,963,494		5	581,755	
Provincial Construction	2	184,000		1	541,000	
Provincial Alterations	19	6,867,639		2	1,540,000	
Municipal Construction	7	2,700,715		2	2,267,390	
Municipal Alterations	3	521,175		8	1,499,150	
Sherwood Mun. Construction	19	1,527,228		12	1,440,000	
Sherwood Mun. Alterations	7	251,700		5	2,111,000	
Recreational Construction	28	219,600		30	242,200	
Recreational Alterations	1	12,000		1	30,000	
Accessory Buildings	610	2,362,996		617	2,103,578	
Removals	35	8 units		60	15 units	
Demolitions	112	63 units		150	75 units	
TOTALS	3707	$176,081,467	2023	2056	$153,465,119	1518

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LARGER PERMITS ISSUED IN DECEMBER 1983 ($500,000 and over)

Regina Roman Catholic School Dis. #81	School - Construction 2910 E. Shooter Drive	$1,625,000.00

RESIDENTIAL COMPLETIONS FOR DECEMBER, 1983

*NOTE: P = Permits B = Construction C = Completions U = Units

	Single Family			Duplex			Semi-Detached			Duplex Semi-Detached			Multi-Attached			Apartments		
	P.	B. C. U.		P.	B. C. U.		P.	B. C. U.		P.	B. C. U.		P.	B. C. U.		P.	B. C. U.	
PER. ISSUED	20			12			1			-			-			-		
UNDER CONST	1198			14			3			-			7			4		
COMP. BLDGS	91			-			-			-			-			-		
COMP. UNITS	91			-			-			-			-			-		

COMPARISON PROPERTY SALES - DECEMBER, 1983

	LOTS SOLD	DECEMBER 1983	LOTS SOLD	TO DECEMBER 31, 1983	LOTS SOLD	DECEMBER 1982	LOTS SOLD	TO DECEMBER 31, 1982
RESIDENTIAL	1	$16,500	12	$171,100	1	$16,500	19	$286,688
CONSOLIDATION	-	-	-	-	1	2,500	2	3,500
TOTAL	1	$16,500	12	$171,100	2	$19,000	21	$290,188

PERMIT FEES COLLECTED

	FOR DECEMBER 1983	TO DECEMBER 31, 1983	FOR DECEMBER 1982	TO DECEMBER 31, 1982
PERMIT FEES	$25,192	$890,959	$41,872	$799,089
SIGN LICENSES	162	4,250	350	2,142
BUILDING GRADES	944	6,061	290	4,760
TOTAL	$26,298	$901,270	$42,512	$805,991

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LARGER PERMITS ISSUED IN 1983 ($500,000 and over)

APARTMENTS & TOWNHOUSES

Denro Homes	Condominium (13 units) - Construction 5016-5040 Newport Road	$ 749,878
Muxlow Development Corporation	Condominium (86 units) - Construction 6510 Rochdale Boulevard	$2,580,000
Denro Holdings	Condominium (12 units) - Construction 5010-5018 Queen Street	$ 660,301
Muxlow Development Corporation	Multi-Family (85 units) - Construction 6510 Rochdale Boulevard	$2,550,000

COMMERCIAL & INDUSTRIAL

Bank of Montreal	Office - Alterations 2103 - 11th Avenue	$1,656,522
Landmark Leaseholds Ltd.	Shopping Centre - Construction 907 Albert Street	$ 547,200
Canadian Western Agribition	Livestock Exhibit Complex - Construction (foundation only) Exhibition Grounds (Pasqua Street)	$ 750,000
C.P. Rail	Office - Alterations 2030 Saskatchewan Drive	$ 599,000
TransCanada Freezers Ltd.	Cold Storage Facility - Addition 1575 Elliott Street	$ 660,000
H.A. Roberts Group	Office - Alterations 2100 Broad Street	$2,000,000
Parkway Office Holding Corporation	Office - Alterations 3303 Hillsdale Street	$ 500,000

SOCIETIES & INSTITUTIONS

Maranatha Christian Centre	Church - Construction 1035-1077 Angus Street	$ 612,000
Regina School Division No. 4 Board of Education	School - Alteration 2033 Toronto Street	$ 926,898
Regina School Division No. 4 Board of Education	Office, Warehouse & Shop - Alteration 1600 - 4th Avenue	$ 600,000
Regina School Division No. 4 Board of Education	Kitchener School - Alterations 840 Athol Street	$1,378,000
Regina School Division No. 4 Board of Education	Herchmer School - Alterations 1132 McTavish Street	$1,172,757
Regina Roman Catholic School District #81	School - Construction 2910 E. Shooter Drive	$1,625,000

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LARGER PERMITS ISSUED IN 1983 ($500,000 and over) - cont'd

PROVINCIAL GOVERNMENT		
Saskatchewan Government Services	Education Building - Alterations 3505 Albert Street	$ 741,531
Sask Tel	Telephone Exchange - Alterations 2240 - 12th Avenue	$1,119,489
Saskatchewan Housing Corporation	Multi-Family (129 units) - Construction 1102N - 1138N Blackwood Drive 1103N - 1123N Blanchfield Street 7020 Rochdale Boulevard	$5,300,000
Province of Saskatchewan	Hospital - Addition 4101 Dewdney Avenue	$2,800,000
Province of Saskatchewan	Legislative Buildings - Alteration 2405 Legislative Drive	$ 526,000
Saskatchewan Housing Corporation	Apartment (144 units) - Construction 2060 Cameron Street	$5,323,994
Saskatchewan Housing Corporation	Multi-Attached (31 units) - Construction 2314-2340 Angus Street	$1,294,242
Saskatchewan Housing Corporation	Ten - 8-plex Buildings (80 units) - Construction 2763 Helmsing Street 3131-3251 Arens Road	$2,810,000
South Saskatchewan Hospital Centre Pasqua Division	Hospital - Addition 4101 Dewdney Avenue	$12,711,326
Saskatchewan Housing Corporation	Apartment (18 units) - Construction 1900 - 1928 Robinson Street	$ 737,353
Saskatchewan Housing Corporation	Townhouse (10 units) - Construction Apartment (118 units) - Construction 2223-2265 Hamilton Street	$5,543,300
FEDERAL GOVERNMENT		
Transport Canada	Air Terminal - Addition Regina Airport	$16,300,000
MUNICIPAL GOVERNMENT		
City of Regina	Community Centre - Construction 2900 - 13th Avenue	$ 737,251
City of Regina	Fire Hall #7 - Construction 132 Victoria Avenue	$ 709,800

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YEARLY TOTAL VALUE OF PERMITS ISSUED SINCE 1934

YEAR	PERMITS	VALUE	YEAR	PERMITS	VALUE
1934	282	$ 391,696	1959	2618	$ 35,135,341
1935	225	632,944	1960	2979	24,432,124
1936	323	358,865	1961	3476	32,573,315
1937	402	463,941	1962	3115	29,798,338
1938	359	477,780	1963	3090	36,020,471
1939	397	587,615	1964	3321	38,554,915
1940	374	1,052,919	1965	3058	50,857,990
1941	562	1,149,791	1966	2529	39,358,983
1942	369	755,249	1967	2439	38,330,827
1943	439	455,855	1968	2778	[illegible]
1944	596	1,166,623	1969	2387	[illegible]
1945	1047	2,803,279	1970	1906	25,278,828
1946	1651	6,024,876	1971	2621	51,588,743
1947	1059	3,900,523	1972	2845	38,891,636
1948	1165	5,070,785	1973	3357	69,499,884
1949	1189	6,124,848	1974	3501	92,364,048
1950	1101	6,475,623	1975	4753	152,106,979
1951	1173	6,068,657	1976	4253	177,670,675
1952	1726	12,736,939	1977	4560	183,918,786
1953	2215	27,124,358	1978	4106	163,499,481
1954	2031	19,284,639	1979	3890	180,018,487
1955	1851	24,358,332	1980	3354	140,061,293
1956	1940	18,369,087	1981	3534	188,780,254
1957	2267	20,264,300	1982	3056	153,465,119
1958	3098	29,150,656	*1983	3707	176,081,467

RESIDENTIAL CONSTRUCTION

Listed below is the yearly number and value of permits for single family, duplexes, semi-detached and multi-attached units, excluding apartments, for the past ten years.

YEAR	NUMBER OF PERMITS	PERMIT VALUE	GROUP DWELLINGS (Condominiums and/or Multi-Attached)
1974	1521	$26,347,550	2 permits for 88 units
1975	2166	63,547,815	2 permits for 533 units
1976	1724	77,456,992	6 permits for 344 units
1977	1587	67,333,965	4 permits for 219 units
1978	1348	57,213,588	1 permit for 24 units
1979	1110	52,556,107	10 permits for 238 units
1980	632	33,000,611	3 permits for 40 units
1981	1013	54,602,876	16 permits for 189 units
1982	1126	45,489,866	19 permits for 476 units
1983	1223	87,271,033	20 permits for 691 units

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COMPARISON OF RESIDENTIAL COMPLETIONS FROM 1973 TO 1983

YEAR	COMPLETED BUILDINGS	COMPLETED UNITS
1973	1265	1571
1974	1184	1203
1975	1227	1518
1976	1417	1761
1977	1810	2463
1978	1857	3583
1979	1199	1964
1980	1210	1409
1981	830	1326
1982	702	1210
1983	700	988

Respectfully submitted,

G. Colby Burns, Director,
Buildings & Properties

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POOR

QUALITY

ORIGINAL